

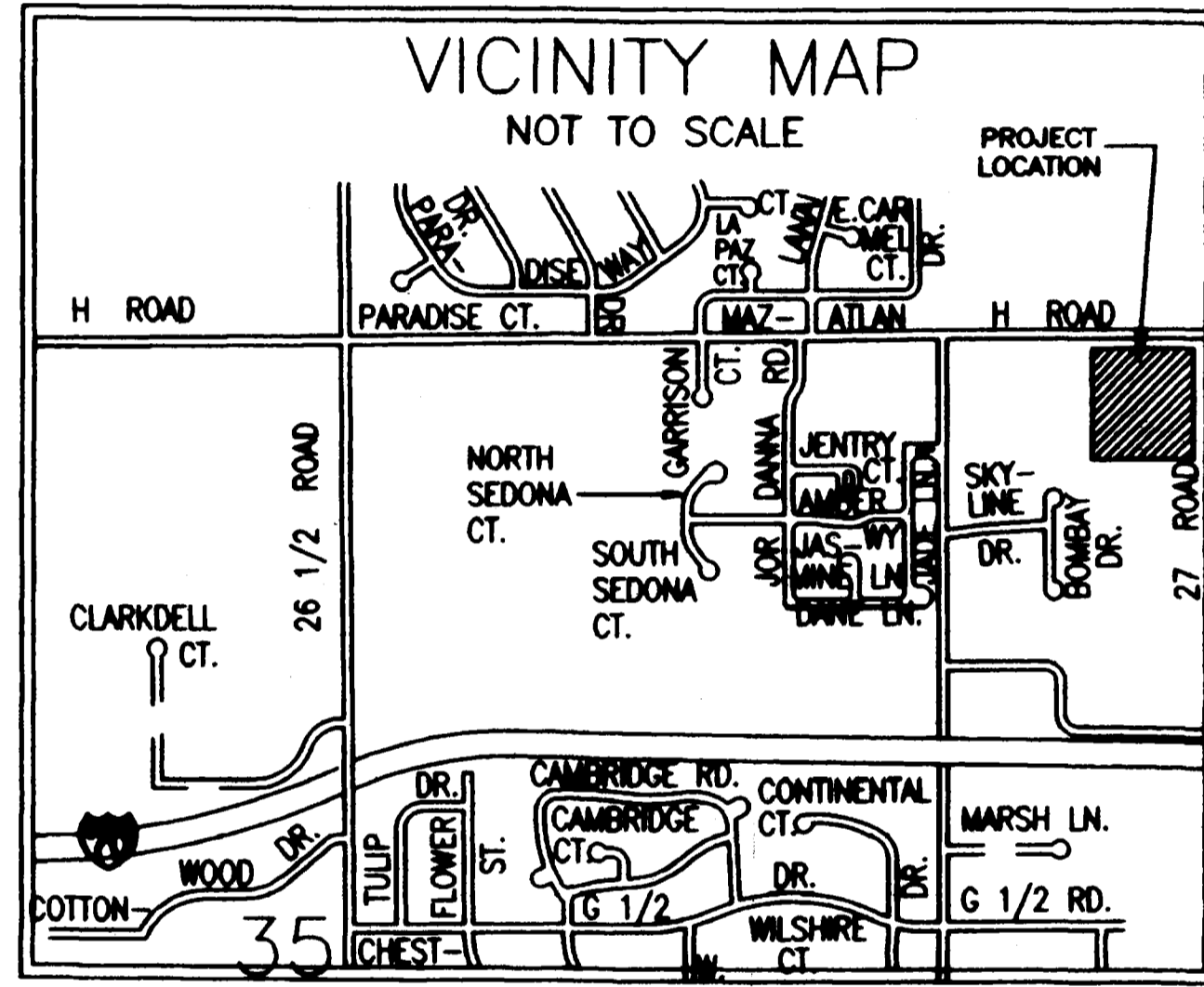
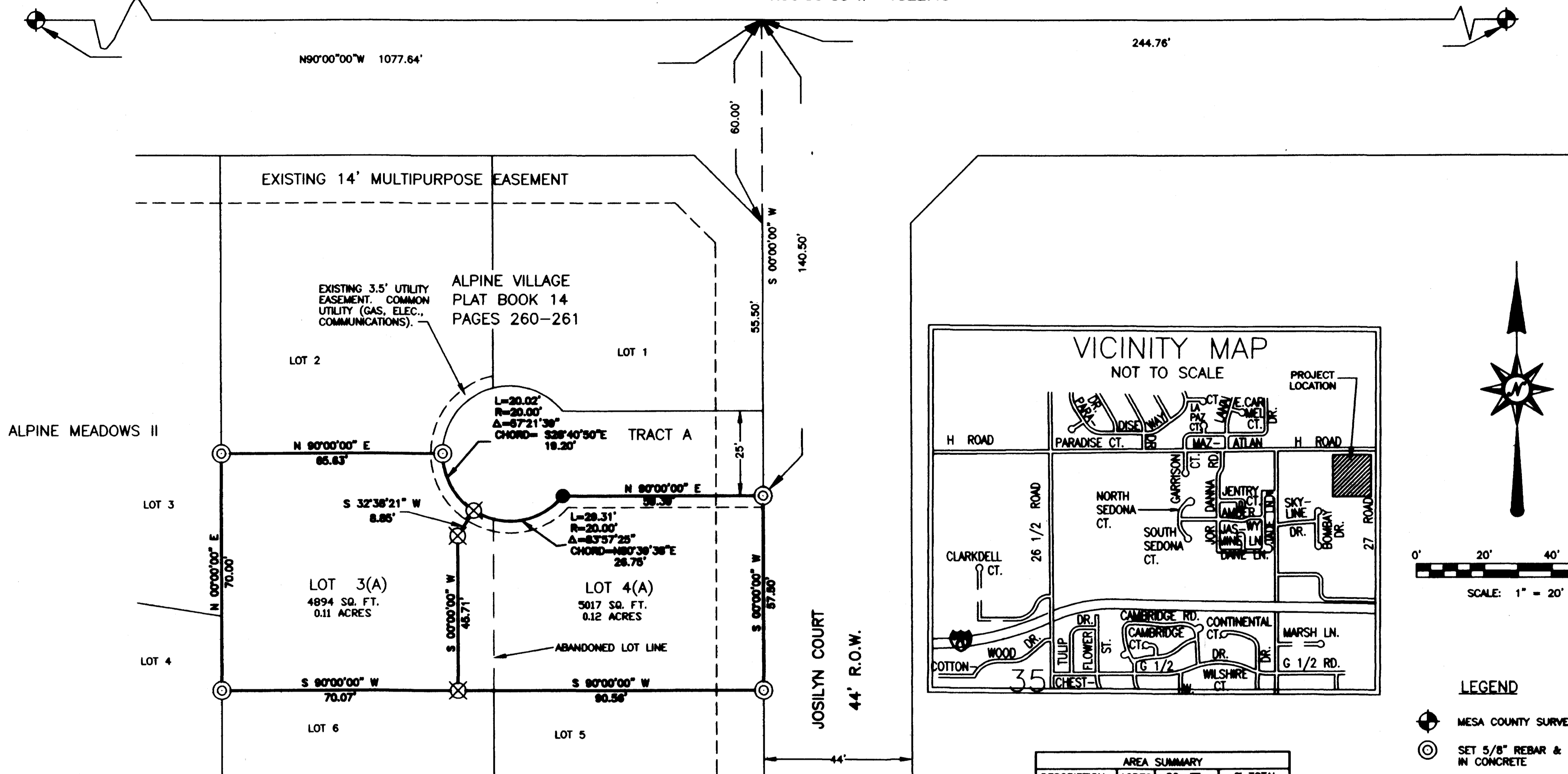
# ALPINE VILLAGE II

A REPLAT OF LOT 3 & 4 OF ALPINE VILLAGE SUBDIVISION, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

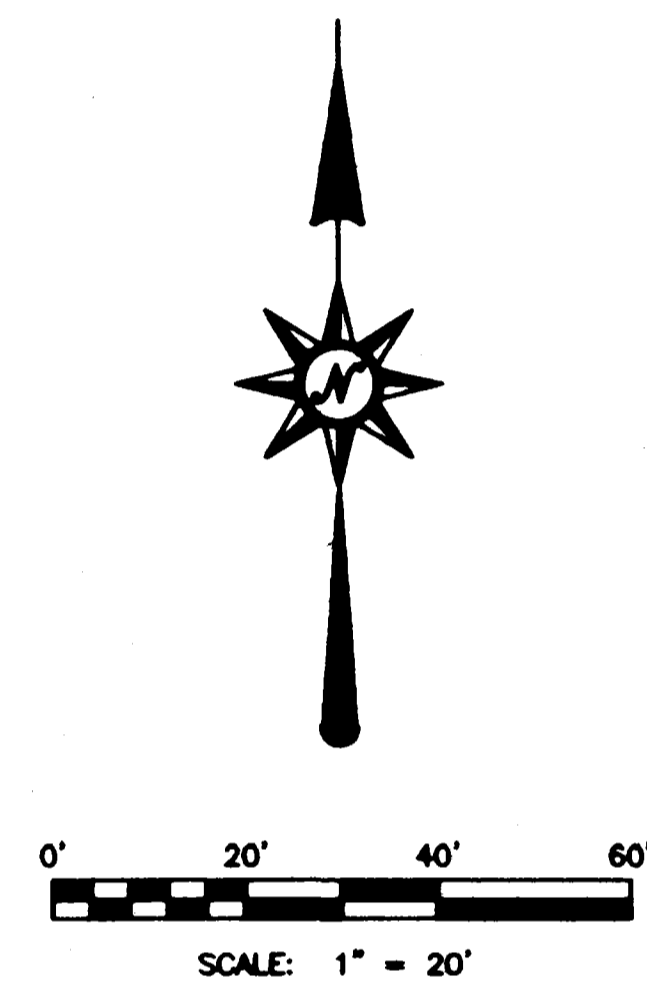
NW CORNER  
NE1/4NE1/4  
SEC. 35  
MCSM  
3-1/4" ALLOY CAP IN RANGE BOX

H ROAD  
BASIS OF BEARING  
N90°00'00"W 1322.40'

NE CORNER  
SEC. 35  
T1N R1W U.M.  
MCSM  
3-1/4" ALLOY CAP



AREA SUMMARY			
DESCRIPTION	ACRES	SQ. FT.	% TOTAL
LOT 3(A)	0.11	4994	49.36%
LOT 4(A)	0.12	5017	50.62%
TOTAL	0.23	9,911	100.00%



- LEGEND**
- ⊕ MESA COUNTY SURVEY MARKER
  - ⊙ SET 5/8" REBAR & CAP-LS 18469 IN CONCRETE
  - FOUND REBAR & CAP LS-16835 (PLACED CONCRETE)
  - ⊗ SET 5/8" REBAR & CAP LS-18469

FOUND MONUMENTS BY OTHERS		
LOCATION	TIE	DESCRIPTION
NW CORNER LOT 3A	S 20° E 0.32'	5/8" REBAR
NE CORNER LOT 3A	S 26° E 0.27'	5/8" REBAR & CAP LS 16835
SE CORNER LOT 4A	S 21° W 0.42'	5/8" REBAR & CAP LS 16835
SW CORNER LOT 3A	N 10° E 0.59'	5/8" REBAR & ALLOY CAP LS 16835 (IN CONCRETE)

- GENERAL NOTES**
- Title information from Mesa County real property records and from the following:  
a. American Land Title Company, Lawyers Title Insurance Corporation, Policy No. 136-01-184628, effective date 7/25/1999.  
B. American Land Title Company, Lawyers Title Insurance Corporation, Policy No. 135-03-129958, effective date 7/25/1999.
  - Basis of bearings derived from the plat ALPINE VILLAGE SUBDIVISION.
  - The purpose for this replat is to relocate the common line between Lots 3 & 4 of Alpine Village Subdivision.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

**SURVEYOR'S CERTIFICATE**

I, Richard A. Mason, do hereby certify that the accompanying plat of Alpine Village II, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Richard A. Mason  
Registered Professional Land Surveyor  
P.L.S. No. 18469  
January 10, 2001  
Date

**DEDICATION AND OWNERSHIP STATEMENT**

KNOW ALL MEN BY THESE PRESENTS:  
Tim L. Jones is the owner of two parcels of land being those certain tracts of land in the NE1/4 NE1/4 of Section 35, Township One North, Range One West of the Ute Meridian, being more particularly described as follows:  
Lot Three (3) and Lot Four (4) of ALPINE VILLAGE, according to the official plat thereof recorded in Plat Book No. 14 of Page 260, Official Records of Mesa County, Colorado. (Deed recorded in Book 2894 Pages 415-416 and in Book \_\_\_\_\_ Page \_\_\_\_\_).

That said owner has caused the said property to be laid out and surveyed as ALPINE VILLAGE II, a Subdivision of a part of the City of Grand Junction, County of Mesa, Colorado.  
IN WITNESS WHEREOF, said owner has caused his name to be hereunto subscribed this 10th day of January, A.D., 2001.  
Tim L. Jones

STATE OF COLORADO )  
COUNTY OF MESA )  
The foregoing instrument was acknowledged before me this 10th day of January, A.D., 2001 by Tim L. Jones.  
My commission expires: 5-12-2001  
WITNESS MY HAND AND OFFICIAL SEAL.  
Mesa County Seal  
Mesa Public

**LIENHOLDER CERTIFICATE**  
IN WITNESS WHEREOF, THE LIENHOLDER, Wells Fargo Bank, has caused its name to be hereunto subscribed this 10th day of January, A.D., 2001.  
Jeffrey Parker, V.P.

STATE OF COLORADO )  
COUNTY OF MESA )  
The foregoing instrument was acknowledged before me this 10th day of January, A.D., 2001 by Jeffrey Parker, V.P.  
My commission expires: 5-12-2001  
WITNESS MY HAND AND OFFICIAL SEAL.  
Mesa County Seal  
Mesa Public

**CLERK AND RECORDER'S CERTIFICATE**  
STATE OF COLORADO )  
COUNTY OF MESA )  
I hereby certify that this instrument was filed in my office at 8:59 o'clock A.M., this 12th day of January, A.D., 2001, and is duly recorded as Reception Number 1979925 in Plat Book 18, Page 83, through \_\_\_\_\_ inclusive. Drawer No. 99-161  
Clerk and Recorder \_\_\_\_\_ Deputy \_\_\_\_\_ Fees \_\_\_\_\_

Covenants, Conditions and Restrictions recorded in Book 2888 at Page 771 and in Book 2116 at Page 587.  
**CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL**  
Approved this 10 day of January, A.D., 2001.  
Mayor Gene Hensley City Manager David Valdez

File Name: C:\PROJECTS\0105\PLATO105.DWG

**ALPINE VILLAGE II**  
in the NE1/4 NE1/4 of Section 35 in T1N R1W, of the Ute Meridian City of Grand Junction, Mesa County, Colorado

Designed	Checked	RAM	Proj#	0105	Sheet	1
Drawn	TAB	Date	01/10/01	Pr.		1

ROLLAND ENGINEERING  
405 Ridge Blvd  
Grand Jct., CO 81503  
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